

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
JANUARY 3, 2003  
8:00 A.M.**

**1. ROLL CALL**

The meeting was called to order at 8:12 a.m. Present were Chair Wayne Arnold, Jason Curtis, Chuck Bonfiglio, Councilmember Starkey, Councilmember Truex, Neal Kalis and Catherine McKenzie. Also present was Committee Secretary Jason Curtis recording the meeting. Casey Lee, Lynn Goldman and Economic Development Manager Margaret Wu were absent.

**2. APPROVAL OF MINUTES:**      March 1, 2002  
   April 5, 2002  
   September 6, 2002

Councilmember Starkey made a motion, seconded by Neal Kalis, to approve the minutes of March 1, 2002. In a voice vote, with Ms. Lee and Ms. Goldman being absent, all voted in favor. **(Motion carried 7-0)**

Mr. Kalis commented that the roll call indicated that Councilmember Starkey was absent, but she had arrived late.

Mr. Kalis made a motion, seconded by Councilmember Starkey, to approve the minutes of April 5, 2002 with corrections. In a voice vote, with Ms. Lee and Ms. Goldman being absent, all voted in favor. **(Motion carried 7-0)**

Ms. McKenzie made a motion, seconded by Neal Kalis, to approve the minutes of September 6, 2002. In a voice vote, with Ms. Lee and Ms. Goldman being absent, all voted in favor. **(Motion carried 7-0)**

**3. OLD BUSINESS**

Councilmember Truex inquired about the Large Joint Agency Meeting and the proposed presentation on Davie Commons. Chair Arnold advised that the meeting had been cancelled. Councilmember Truex suggested that the Large Joint Agency meeting be rescheduled and the Davie Commons issue re-addressed. The Committee agreed.

**4. NEW BUSINESS**

**4.1 Agrarian Committee – Jason Curtis**

Mr. Curtis advised that the Agrarian Committee did not meet; however he provided the following report: "The Broward County criteria for farm definition which was adopted also by the Town of Davie was used in the first petition hearing for a farm claim for a property in unincorporated Broward. The Zoning Officials and Building Officials disagreed on whether the property was a farm or not. Using the criteria as a standard, the Hearing Master found although it was a marginal case, the property did qualify as a farm. Fred Siegel, as president of the Farm Bureau and the Broward Agrarian Committee, gave much needed assistance to the property owner at the hearing. The Agrarian Committee is going to encourage the property owner to tidy up his land and find more ways to be more cooperative with his neighbors."

**4.2 Community Redevelopment Agency (CRA) – Neal Kalis**

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
JANUARY 3, 2003**

Mr. Kalis updated the Committee on a presentation made by Robert Shapiro, president of Master Development, regarding the proposed development for the old Winn Dixie site and

Mark Schmidt, Nob Hill Partners, who advised that his company was under contract to purchase a seven acre parcel on Griffin Road between the Nova Southeastern property and Armadillo Square. He advised that at the meeting, First Western Bank was added as one of the qualifying banks to participate in the CRA loan subsidy program. He added that the CRA had approved the purchase of 1.129 acre site on Oakes Road and State Room 7 at a cost of \$665,000. This site would be the future Fire Rescue Station which was approved by the Town Council at its November 6th meeting.

Mr. Kalis reported on the expansion of the Western Theme boundary to include additional properties and explained the purpose of the expansion. He added that signage was approved for Wachovia Bank formerly First Union, Platinum Fundraising located at 4217 SW 64th Avenue and ColettEdibles located at 4288 Davie Road. Mr. Kalis advised of the CRA's approval of United Underground Contracting for \$9,600 to perform drainage improvements on 62nd Avenue and 44th Street.

Mr. Kalis advised of the grand opening of the Davie Police Athletic League Multi Purpose Center in the Eastside neighborhood which occurred on November 3rd. He added that a room was named in honor of Mayor Harry Venis and the computer room was named in honor of Vice-Mayor Geri Clark. Mr. Kalis commented that the CRA had contributed the property on which the center was constructed as well as the gazebo and a covered walkway.

Mr. Kalis provided an update regarding the planter boxes on the Davie Road Bridge and on the Streetscape Beautification also on Davie Road. He advised that a new governmental agency, the Child Services Council, had been formed and this agency was requesting that the Town exempt them from the TIF financing received by the CRA. Mr. Kalis commented that the CRA had decided to collect the funds which would not be obligated until there was further determination about the purpose and other factors concerning the Child Services Council.

Mr. Kalis advised that at the December 16th meeting, PMG was selected to provide marketing services to the CRA. He added that approval was given by the CRA to move forward with preparation of documents concerning the acquisition of an easement on property on Davie Road to access the parking lot being constructed by the CRA on SW 63rd Avenue.

Mr. Kalis mentioned that the billing for the 14th year tax increment had been mailed. He added that there was a 30% increase over the previous year.

Councilmember Truex inquired as to the proposal for the mixed use development at Armadillo Square. Mr. Kalis responded that the information had not been discussed.

There was discussion concerning the Child Services Council as to the type of organization and its request to be exempted from the TIF financing with Mr. Kalis indicating that any decision concerning the exemption would have to be made by Council.

**4.3 Davie/Cooper City Chamber of Commerce – Chuck Bonfiglio**

Mr. Bonfiglio reported that the Chamber's planning session would be held on January 10th at the Ark Restaurant and the installation of officers would be held on January 15th.

Mr. Bonfiglio advised that the Orange Blossom Festival would be held February 22nd-23rd and would be a joint venture between the Chamber and the Town.

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
JANUARY 3, 2003**

**4.4 Davie Economic Development Council (EDC) – Catherine McKenzie**

Ms. McKenzie reported that at the last EDC meeting, a presentation was made by Chair Arnold regarding water retention requirements. She advised that the Central Broward Water Control district would hold a workshop on January 8th.

Chair Arnold discussed the new Flood Plane Encroachment Criteria, indicating that it did not work for all properties. He added that the criteria needed refinement and asked for ideas from Committee members. A lengthy discussion ensued regarding flooding in the Town, as well as in other areas. Chair Arnold commented that the Central Broward Water Control District had been conducting water quality studies and testing. He advised of the improvements in phosphorus levels made in some of the canals.

Ms. McKenzie referred to the economic and fiscal analysis study being conducted by PMG Associates and added that a draft should be available within four to six weeks.

Ms. McKenzie made reference to George Hanberry's presentation to Council and added that he would make a similar presentation at the EDC's January meeting. She added that the EDC would like to have a Councilmember at each of its meeting.

**4.5 Davie Merchants and Industrial Association (DMIA) – Wayne Arnold**

Chair Arnold advised that that DMIA dinner and the installation of officers would be held on January 21st at the Arrowhead Country Club. The Annual Leadership Award and other commendations would be presented at the dinner. Chair Arnold added that Circuit Court Judge John Bowman would preside over the installation of officers.

**4.6 Planning and Zoning Board – Casey Lee**

As there was no representative present, no report was made.

**4.7 South Florida Education Center (SFEC) – Lynn Goldman**

As there was no representative present, no report was made.

**4.8 Town Council – Councilmember Starkey and Councilmember Truex**

Councilmember Truex provided an update on the proposed fire stations and the costs involved. He indicated that this cost would include equipment as well as safety issues. Councilmember Starkey added that in addition to the two fire stations, the cost included renovations of the Flamingo Road fire station, housing of new apparatus and the phasing of five new EMS/Fire Rescue trucks. She indicated that the bond would be placed on the March ballot and would be phased in over a period of five years for the various improvements.

Councilmember Starkey reported that some of the funds were provided by the CRA to purchase the east site; however, a site for the west location had not yet been determined. She briefly described the benefits to residents once these new fire stations were in place. Councilmember Starkey commented that adequate information would be provided to the community and the various groups represented as to the reason for the proposal.

**JOINT ECONOMIC DEVELOPMENT  
STEERING COMMITTEE  
JANUARY 3, 2003**

Mr. Curtis agreed that the stations were needed but expressed the opinion that there was not enough time before the March election to adequately inform voters.

Councilmember Starkey provided an update on the erection of a new charter school and discretionary funds given by Commissioner Lori Parrish for the purchase of Matt Iglar Groves.

**5. COMMENTS AND/OR SUGGESTION**

Councilmember Starkey suggested the possibility of the Committee and the CRA developing an overlay for the 441 corridor. She referred to the Coconut Creek area and spoke briefly of the potential for upgrading the 441 corridor in a similar manner.

Chair Arnold suggested that Committee members bring ideas to the February meeting.

**6. ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 9:10 a.m.

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Date Approved

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Chair/Committee Member